



Adam Hymas

BESPOKE PROPERTY

AGENCY



● 21 Colling Wood Gardens, Malton, North Yorkshire, YO17 7YQ ●

Property Description

21 Colling Wood Gardens is a detached family home located in one of Malton's most sought-after residential areas.

Upon approach, you will see that the property features a long, block-paved, multi-car driveway leading directly to the integral garage. The home sits on a sizeable plot and boasts a stunning front aspect.

Entering the property, you are immediately greeted by a well-lit, spacious entrance hall, fitted with beautiful wood-effect flooring.

Continue through to the magnificent open-plan lounge and dining area, designed to create a modern living space for the whole family to enjoy.

The bespoke-fitted kitchen has been finished to an exceptional standard, featuring quartz worktops and cream shaker-style base and wall units. A stunning kitchen island provides a luxurious and convenient space for both food preparation and entertaining. The kitchen also benefits from several high-specification integrated appliances.

A ground-floor cloakroom completes the layout on this level.

On the first floor, you will find four double bedrooms and the family bathroom.

The master bedroom is spacious and benefits from fitted wardrobes and an en-suite.

The en-suite bathroom is fitted with both a bath and a shower, offering convenience and private relaxation.

The three additional bedrooms are all double-sized and provide ample space for wardrobes and dressing tables.

The family bathroom has been recently modernised and is beautifully finished. It features stylish floor and wall tiles, a bath, a heated towel rail, and a floating vanity cupboard.

To the rear, there is a fully landscaped enclosed garden, complete with a porcelain-paved patio and a raised decking seating area. The garden is predominantly laid to a mature grass lawn, which has been thoughtfully landscaped into two circular beds. Additionally, well-presented herbaceous borders add to the charm, all enclosed by high fencing for privacy. As a fully detached property, there is also gated access from the rear.

Finally, the garage provides a secure and convenient storage space, featuring a relatively new up-and-over door and equipped with lighting and power sockets.

Don't miss this rare opportunity to own a stunning home in one of Malton's most desirable residential areas.

Call Bespoke Property Agency today to arrange a viewing.



Four double bedrooms (Master with fitted

Ground floor open-plan living spaces

High-specification kitchen

Located in one of Malton's most sought-after residential areas.

Stunning landscaped rear garden



Location

21 Colling Wood Gardens, Malton, North Yorkshire, YO17 7YQ

Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, there is seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the North'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



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Gross Internal Areas
 Main House: 133.1m² ... 1,433ft²
 Garage: 13.6m² ... 146ft²
 Total: 147.8m² ... 1,591ft²

All measurements are approximated for display purposes only and should be independently verified
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Entrance Hall
 Wood effect laminated flooring, door to front aspect, radiator, staircase to first floor, understairs storage

Lounge
 5.51 x 3.55 m
 Bay window to front aspect, carpet flooring, tv point, gas fire, fire place surround, open plan with dining room

Dining Room
 3.55 x 3.37 m
 Carpet flooring, radiator, sliding door to rear aspect leading to the conservatory, open plan with lounge space

Kitchen
 2.85 x 4.62 m
 Quartz worktops, cream shaker wall and base kitchen units, radiator, spotlighting, integrated NEFF induction hob, NEFF oven, NEFF microwave, fridge freezer, plumbing for washing machine, wood effect laminate flooring, door to rear aspect, window to rear aspect, kitchen island with quartz worktop and base cupboard space.

Garden Room / Conservatory
 3.45 x 2.40 m
 Tiled floor, french doors to rear aspect, windows to the rear and side aspects, sliding door to the front aspect leading into the dining room.

Landing
 Carpet flooring, loft hatch access

Bedroom One (Master)
 3.54 x 3.29 m
 Carpet flooring, window to front aspect, radiator, fitted wardrobes, en-suite bathroom

Bedroom One (Master)
 3.54 x 3.29 m
 Carpet flooring, window to front aspect, radiator, fitted wardrobes, en-suite bathroom

En-suite
 Bath, shower over bath, carpet flooring, tiles walls, W/C, Wash hand basin with fitted cupboard surround, window to side aspect, extractor fan, spotlighting, heated towel rail

Bedroom Two
 3.55 x 3.59 m
 Double in size, laminated flooring, window to front aspect, radiator

Bedroom Three
 3.20 x 3.86 m
 Double in size, windows to rear aspect, laminated flooring, radiator

Bedroom Four
 2.70 x 2.92 m
 Window to rear aspect, laminated flooring, radiator, currently used as an office space.

Family Bathroom
 Bath tiled walls and floors, extractor fan, heated towel rail, wash hand basin with floating vanity cupboard, window to rear aspect, w/c, spotlighting

Rear Garden
 Enclosed garden space, landscaped lawn beds, raised decking seating area, paved porcelain patio seating area, flower beds, gated access to the side, and external water outlet.

Conservatory / Garden Room
 Tiled floor, french doors to rear aspect, windows to the rear and side aspects, sliding door to the front aspect leading into the dining room, underfloor heating

Garage & Parking
 2.74 x 4.96 m
 Integral garage space, power and lighting, up and over door to front aspect, properties combi boiler housed in the garage.

Long block paved driveway leading to the properties integral garage space

Additional Information
 New Ideal Combi Boiler fitted on 04/03/2019 with 4 years remaining warranty.

Disclaimer
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